

218 Buis D Qrs  
Greenville SC

POB 1545 524

# MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS  
STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

1981

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Sybil E. Smith

Greenville, South Carolina

of  
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Kissell Company, 30 Warder Street  
Springfield, Ohio 45501

, a corporation  
, hereinafter  
organized and existing under the laws of the state of Ohio  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by  
reference, in the principal sum of Thirty One Thousand and no/100ths  
Dollars (\$ 31,000.00 ),

with interest from date at the rate of sixteen----- per centum ( 16 %)  
per annum until paid, said principal and interest being payable at the office of The Kissell Company, 30 Warder  
Street in Springfield, Ohio 45501  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Dollars (\$ XX ACCORDING TO THE,  
SCHEDULE ATTACHED TO SAID NOTE  
commencing on the first day of August, 19 81, and on the first day of each month thereafter until the prin-  
cipal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable  
on the first day of July, 2011.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof  
to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by  
the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-  
gained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns,  
the following-described real estate situated in the County of  
State of South Carolina:

All that certain piece, parcel or lot of land in Greenville  
Township, Greenville County, State of South Carolina, known  
and designated as a portion of Lot Number 14, property  
known as Oakland Heights, according to a plat recorded in  
Plat Book E, page 105, and being shown and designated as  
a portion of Lot 14 on a more recent plat of property of  
Sybil E. Smith, dated June 25, 1981 and recorded in the RMC  
Office for Greenville County in Plat Book 8R at page 67  
and having such courses and distances as will appear on  
said more recent Plat.

This is the same property conveyed to Genevieve F. Partee  
and Hoyt W. Partee by deed of Emily Passmore Nesbitt dated  
January 23, 1940, and recorded in Deed Book 217, Page 358.  
On July 16, 1979, Hoyt W. Partee died testate leaving to  
the Grantor as devisee the above property.

SC 1 UN29 81 1221

4.1901

## \*\* DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$34,688.86

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident  
or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and  
lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has  
good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encum-  
brances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee  
forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the  
manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on  
the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice  
of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

10524

4328 RV-2